



PARCEL NUMBER CIRCA 2007	AREA	ADDITION TO	SUBTRACTION FROM	REVISED AREA
PARCEL 72	134.63 +/- AC		16.55 +/- AC	118.09 +/- AC
PARCEL 19	60.73 +/- AC	16.55 +/- AC		77.28 +/- AC

JOHN POULSON KELLEY

PARCEL 19  
DEED REF 2097/547  
USE AGRICULTURAL  
TAX ID NUMBER 01-012428

MARY BRAD LAMBERTSON

PARCEL 72  
DEED REF 5500/327  
USE AGRICULTURAL/RESIDENTIAL  
TAX ID NUMBER 01-012436

PREVIOUS BOUNDARY LINE ADJUSTMENT SEE PLAT BOOK 223/40  
PROPERTY LINE TO BE ELIMINATED PER THIS PLAT.

ADDITION TO PARCEL 19 FROM PARCEL 72  
16.55 Acres  
ARABLE LAND

D & L RIGHT OF WAY  
CENTER LINE OF 150' UTILITY RIGHT OF WAY

SEWER RESERVE AREA CHART			
SRA 1	3083.00	5973.00	100.78
SRA 2	3088.35	6123.41	100.61
SRA 3	3094.61	7267.20	101.19
SRA 4	3010.78	5065.99	101.26

(AS SHOWN PER RECORD PLAT)

A=198.58'  
R=437.60'  
CH BR=S 17° 21' 20" W  
CH=196.88'

10' DEDICATION STRIP TO WORCESTER COUNTY  
FOR FUTURE ROAD WIDENING OF WAGRAM ROAD

WAGRAM ROAD

NOTE:  
RIGHT OF WAY FOR WAGRAM  
ROAD ESTABLISHED BY THE  
PHYSICAL LOCATION OF EXISTING  
PAVED AREA.

#### DEPARTMENT OF ENVIRONMENTAL PROGRAMS

THE PURPOSE OF THIS PLAT IS TO APPROVE AND ADDITION TO A PARCEL WITH EXISTING APPROVED ON SITE WATER AND SEWAGE DISPOSAL SYSTEMS. THIS DOES NOT INDICATE THAT THE QUALITY OF THESE SYSTEMS HAS BEEN EVALUATED.

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS IN ACCORDANCE WITH THE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE SYSTEMS AND CONNECT TO THE COMMUNITY SYSTEM(S) WHEN AVAILABLE.

*Robert Mitchell, LEHS*  
APPROVING AUTHORITY-WORCESTER COUNTY

*8/25/14*  
DATE

#### WORCESTER COUNTY PLANNING COMMISSION

THE GRANT OF A PERMIT OR APPROVAL OF THIS SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OF WARRANTY OF ANY KIND BY WORCESTER COUNTY OR BY ANY OFFICIAL OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF ANY PROPOSED USE, AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.

ANY APPROVAL BY THE DEPARTMENT OF THE ENVIRONMENT OF ANY SEWER OR WATER SYSTEM OF SUITABILITY THEREOF IS BASED UPON STATE REGULATIONS EXISTING AS OF THE DATE OF APPROVAL; SUCH STANDARDS ARE SUBJECT TO CHANGE AND A BUILDING PERMIT MAY BE DENIED IN THE FUTURE; IN THE EVENT STANDARDS CANNOT BE MET AS THE DATE OF APPLICATION FOR PERMIT, THE APPROVAL SHOWN HEREON IS NOT SUFFICIENT APPROVAL FOR A BUILDING PERMIT.

*Brad L. Clough*  
CHAIRMAN

*8/26/2014*  
DATE

#### FOREST CONSERVATION STATEMENT

IN ACCORDANCE WITH SUBTITLE IV, SECTION 1-403(b)(14) OF THE NATURAL RESOURCES ARTICLE OF THE WORCESTER COUNTY CODE OF PUBLIC LOCAL LAWS, THIS SUBDIVISION IS EXEMPT FROM THE COUNTY'S FOREST CONSERVATION LAW SINCE THE SUBDIVISION IS A BOUNDARY LINE ADJUSTMENT WITH NO ACCOMPANYING CHANGE IN LAND USE. FURTHERMORE, ANY FUTURE APPROVAL OF THIS LAND FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY'S FOREST CONSERVATION LAW.

MARY BRAD LAMBERTSON

PARCEL 72  
DEED REF 5500/327  
USE AGRICULTURAL  
TAX ID NUMBER 01-012436

OWNER: MARY BRAD LAMBERTSON

4401 JONES ROAD  
POCOMOKE, MD 21851  
TAX ID NUMBER 01-012436

OWNER: JOHN POULSON KELLEY

1826 COLONA ROAD  
POCOMOKE, MD 21851  
TAX ID NUMBER 01-012428

ZONE A-1

SETBACKS FOR SINGLE FAMILY DWELLING  
FRONT YD 60' FROM CENTER OF ROAD  
SIDE YD 20'  
REAR YD 50'

BASED UPON THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY FLOOD RATE MAP, COMMUNITY PANEL NUMBER  
240083 0225 A DATE 06/16/92, THIS SUBDIVISION IS  
LOCATED IN FLOOD ZONE C.  
CURRENT LAND USE - AGRICULTURAL/RESIDENTIAL  
PROPOSED LAND USE - AGRICULTURAL  
NO TAX DITCHES LOCATED ON-SITE  
NO NON TIDAL WETLANDS VISIBLE ON SITE  
WATERSHED: POCOMOKE 21302  
SUBWATERSHED: LOWER POCOMOKE RIVER 2130202

BUILDABLE AREA 63 AC +/-  
NO AGRICULTURAL STRUCTURES WITHIN 200' OF THIS SUBDIVISION

THE PURPOSE OF THIS PLAT IS TO ADD ADDITIONAL ACREAGE TO  
PARCEL 19 FOR AGRICULTURAL USES.

THIS PLAT HAS BEEN PREPARED BY CHRIS D. CUSTIS A REGISTERED  
PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND AND THE SURVEYING  
WORK REFLECTED HEREON IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH  
IN REGULATION 12 OF COMAR TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.

#### OWNERS AND SURVEYORS CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

THE FOLLOWING STREETS, ROADS AMENITIES AND IMPROVEMENTS ARE HEREBY OFFERED FOR DEDICATION TO THE COUNTY COMMISSIONERS FOR WORCESTER COUNTY.  
(A 10' WIDE STRIP ACROSS THE FRONT OF PARCEL 19, SAID ROADWAY IS OFFERED IN DEDICATION FOR THE FUTURE WIDENING OF WAGRAM ROAD.)

ACCEPTANCE OF SUCH OFFER MAY TAKE PLACE AT ANY TIME BY APPROPRIATE ACT OF THE COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS ARE IN NO WAY REQUIRED TO ACCEPT SUCH OFFER. THE OFFER MAY NOT BE WITHDRAWN WITHOUT CONSENT OF THE COUNTY COMMISSIONERS.

*Mary Brad Lambertson* 8/8/14  
MARY BRAD LAMBERTSON OWNER DATE  
*John Poulson Kelley* 8/8/14  
JOHN POULSON KELLEY OWNER DATE  
*Chris D. Custis* 8/26/14  
CHRIS D. CUSTIS #599 (SURVEYOR) DATE

TITLE			BOUNDARY LINE ADJUSTMENT FOR		
MARY BRAD LAMBERTSON & JOHN POULSON KELLEY					
COUNTY	WORCESTER	STATE	MD	SCALE 1"=	100'
TAX DISTRICT	01				
TAX MAP	GRID	PARCEL	● IRON PIPE FD		
99	AS SHOWN	○ IRON PIPE SET			
DEED REF.	AS SHOWN	■ CONC. MONU FD.			
PLAT REF	/	□ CONC MONU SET			
DATE	07/04/14	▲ UNMARKED POINT			
			===== DITCH		
			LICENSE EXPIRATION		
			04/14/2015		

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